

MINUTES
INLAND WETLANDS AGENCY
JANUARY 8, 2014 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Block, Sutphen, Ashworth, Furlong, Williams
Staff: Jones, Gilot

The meeting was called to order by Chairperson Scott at 7:00 p.m.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES OF December 11, 2013

Motion to approve the minutes of December 11, 2013 as written was made by Sutphen, seconded by Block, so voted unanimously.

IV. NEW APPLICATIONS

1. Watrous Subdivision, Pleasant Valley Road North

Staff detailed the location of the subdivision, off Route 12 near the Ledyard line, formerly known as the Novak Subdivision.

Mark Sullivan, Surveyor, presented the proposal. Mr. Sullivan explained that the previous owner never filed the mylars, and the approval expired. The proposal is basically the same as the previous approval, with no impact on the wetlands. The drainage for runoff was reviewed. The 100 ft. and 50 ft. review areas were shown on a map, showing all development located outside the 100 ft. review area. Mr. Sullivan's plan showed grading in lieu of the retaining wall shown on the previously approved plan, using a higher foundation with some fill, to allow for a small yard for Lot 3. Staff reported that the owner has been cutting trees for firewood over the past 8 months. Some work appears to have taken place within 100 ft. of the wetlands on Lot 3. An accurate tree line on this lot will be shown on the revised plan and at that point the Agency can decide how to handle this issue.

Staff said no sidewalks are shown on the proposed plan, but the Planning Commission could require sidewalks on Route 12 as part of the subdivision approval, since they are shown in the POCD. Sidewalks on Route 12 would require a wetland permit.

The Commission had concerns with the grading on Lot 3. They asked the surveyor to explore using a boulder retaining wall to limit the grading.

MOTION: To classify the Watrous application as minor made by Sutphen, seconded by Ashworth. Motion passed unanimously.

2. New Applications

V. NEW BUSINESS

1. Canzellarini Property, 340 Noank Road

Staff said the application was withdrawn.

2. LBI Commercial Park, Building #4, 973 North Road

Staff reviewed the location and proposal.

Pat Lafayette, Engineer, reviewed the existing buildings and a proposed new building. The storage of materials, paving and grading of the parking lot, the existing and proposed new stormwater management systems were reviewed. There would be a small amount of work in the regulated area associated with this application. The stormwater drainage system will be built as shown on plans permitted in 2011. The detention basin, wetlands, and driveway locations were detailed.

MOTION: To approve the LBI Commercial Park, Building #4 application for the following reasons:

1. There is no loss of wetland or watercourse as a result of this project.
2. All work within the regulated area is separated from the wetlands by an existing berm.

This permit is subject to the four standard conditions.

Motion made by Sutphen, seconded by Ashworth, so voted unanimously.

1. Election of Officers

MOTION: To elect David Scott as Chairperson.

Motion made by Sutphen, seconded by Williams, so voted unanimously.

MOTION: To elect Eunice Sutphen as Vice Chairperson.

Motion made by Block, seconded by Williams, so voted unanimously.

MOTION: To elect Barbara Block as Secretary.

Motion made by Sutphen, seconded by Williams, so voted unanimously

2. Report of Chair - None

3. Report of Staff - None

VI. ADJOURNMENT

Meeting adjourned at 7:45 p.m.

Barbara Block, Secretary
Inland Wetland Agency

Prepared by Debra Gilot
Office Assistant III